1	MINUTES OF THE PLAN COMMSSION & ZONING BOARD		
2	OF APPEALS OF THE VILLAGE OF SOUTH BARRINGTON		
3	Held Wednesday, April 27, 2016		
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6	CALL TO ORDER		
7	The meeting was called to order at 7:30 p.m. by Chairman Mr. Michael McCombie.		
8	Roll call was taken.		
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10 11	PRESENT: Commissioners Murarka, Fox, Gillis, White, and Chairman McCombie.		
12	ABSENT: Commissioners Kwasek and Decker.		
13	A gramma was massent. Also in attendance was Willers Duilding Officen Michael		
14 15	A quorum was present. Also in attendance were Village Building Officer Michael Moreland, Village Engineer Natalie Karney, and Ms. Melissa Wolf of Storino, Ramello		
16	& Durkin, Village Attorney.		
17	& Burkin, vinuge recorney.		
18	PUBLIC COMMENT: None		
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20	APPROVAL OF MINUTES		
21	Chairman McCombie asked for a Motion from the Board to approve the Minutes of the		
22	meetings held November 9, 2015 and January 25, 2016. Commissioner Gillis made a		
23	Motion. Commissioner Murarka seconded. By unanimous vote the Motion was passed.		
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25	AGENDA ITEMS		
26	Chairman McCombie stated that the agenda item for this evening is a Public Hearing to		
27	consider a request from the Nathan's Glen subdivision to rezone from A-1 to A-3 with		
28 29	variances. Chairman McCombie asked for a Motion from the Board to open the Public		
30	Hearing. Commissioner Gillis made a Motion. Commissioner Murarka seconded. By unanimous vote the Motion passed.		
31	by unanimous vote the Motion passed.		
32	Chairman McCombie asked all parties that will be giving testimony this evening to stand		
33	and be sworn in. Chairman McCombie asked that if the testimony they were about to		
34	give was the truth to the best of their knowledge. All parties answered yes. The		
35	secretary presented Chairman McCombie with Proof of Notifications for surrounding		
36	parties which were received by the Village for the Public Hearing.		
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38	Representing the petitioner was Mr. Brian Fornek of Brian M. Fornek & Associates,		
39	attorney for G. Meese & Associates, Inc.		
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- 1 Mr. Fornek stated that G. Meese & Associates were the original developer of the
- 2 Nathan's Glen subdivision. Mr. Fornek further stated that this was a planned
- 3 development that was approved by Cook County in 2005 for 14 lots on approximately
- 4 21 acres. Mr. Fornek stated that G. Meese & Associates also control the Nathan's Glen
- 5 Homeowner's Association which has jurisdiction over the out lots within the subdivision.
- Mr. Fornek further stated that there are 4 lots within the subdivision that are privately 6
- 7 owned and are joining G. Meese & Associates in the rezoning annexation request.
- 8 Mr. Fornek stated that his client has always considered the subdivision a part of South
- 9 Barrington even though they were unincorporated Cook County and welcome the
- 10 opportunity to work with the Village for this annexation agreement.

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- 12 Mr. Fornek stated that the property is zoned as a PUD in Cook County and under the
- 13 Illinois Municipal Code when a property is annexed it automatically becomes zoned for
- the most restricted residential classification of the Village which would be A-1. Mr. 14
- 15 Fornek further stated that the lots within this subdivision are more consistent with the
- A-3 classification for one acre lots. Mr. Fornek stated that with the annexation agreement 16
- they are requesting rezoning of the property from A-1 to A-3 with the necessary 17
- variations that would be required by the Village. Mr. Fornek stated that a draft of the 18
- annexation agreement has been given to the Village attorneys and is close to being 19
- 20 finalized to be presented to the Village Board on May 12. Mr. Fornek stated that there
- was one concern raised by a neighbor that he was made aware of this evening concerning 21
- drainage to the east of the property. Mr. Fornek stated that he was able to speak to Mr. 22
- 23 Meese and they would be willing to absorb the cost of a discharge valve to that area.

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- 25 Chairman McCombie asked for any questions from the Board. Commissioner Gillis
- stated that he had a concern of water pooling on the north side of Algonquin Road and 26
- asked how does the water flow out of the property. Ms Karney stated that the storm 27
- 28 sewers from Nathan's Glen ultimately discharge into the southwest corner of the
- 29 subdivision and from that point it flows south. Commissioner Gillis asked what was the size of the storm sewer drains? Ms. Karney stated that they range from 12 inches to 18 30
- 31 inches with a restrictor valve. Commissioner Gillis asked if they were comfortable with
- 32 the retention pond side of the property? Ms. Karney stated that she was not involved in
- 33 the design or review at that time, but Cook County did the review and approved it.

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- Mr. Fornek stated that he was involved with the original zoning hearings for the property and there were a number of engineering firms that looked at the design and determined
- 36 that there would not be an adverse effect on surrounding properties. Mr. Fornek stated 37
- 38 that there were also very detailed calculations for the property in connection with an
- agreement that they reached with an adjoining property owner Mr. John Anderson. 39
- Chairman McCombie asked if they had been previously contacted by any neighbors 40

41 42 to the property concerning drainage issues? Mr. Fornek answered he had not heard of anything before this evening.

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Chairman McCombie asked if the homes on the lots will be custom homes? Mr. Fornek stated that they will all be custom homes. Chairman McCombie asked if the variations they are requesting are for a specific type of home and that they will not be coming back before the Board requesting additional variances? Mr. Fornek stated that the footprints should accommodate custom homes which are very marketable. Ms. Wolf stated that this would not prevent an individual homeowner from coming before the Board in the future with a request for a variance. Officer Moreland stated that staff worked closely with the petitioner to make sure the requested variances would be adequate to accommodate a custom home. Commissioner Gillis asked Officer Moreland if he felt comfortable that the requested variances would be adequate for the custom homes they are proposing? Officer Moreland answered yes. Commissioner White asked if some of the lots will be less than one acre? Ms. Karney stated that the code for septic systems has changed to a little smaller footprint which the Village has adopted and all lots should have adequate room to fit the code. Commissioner White asked if the roads will remain privately owned? Officer Moreland stated that it will be a gated community and the roads will remain privately owned.

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Chairman McCombie asked if the pipes running adjacent to the east are owned by the Village or by the Nathan Glen subdivision? Ms. Karney stated that she believes they are owned by Nathan's Glen. Mr. Fornek stated that they are owned by Nathan's Glen.

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Chairman McCombie asked for comments from the audience. Ms. Holly Demlow Hughes, property owner of the land east of Nathan's Glen stated in March 2008 and as well as today, that the pipe coming from Nathan's Glen, which was suppose to drain the water from her brother Hank Demlow's property and her property is actually putting water on to their property. Ms. Hughes had photographs and video showing water on her property. Ms. Hughes stated that they have had the property since 1960 which they farmed and never had standing water as there is today. Ms. Hughes is afraid that their property will become a wetland or unusable if water remains. Chairman McCombie asked if the topography from Cook County is correct? Ms. Karney stated that the storm sewer is higher than some grades on the property. Ms. Karney stated that Mr. Meese is willing to put in a back water check valve to correct part of the problem. Ms. Karney stated that they still need to address the standing water. Ms. Hughes stated that this was not how it was suppose to be. The water was to be taken away from their land not coming on to their land. Ms. Hughes is also worried about the proposed homes that will be built and having their water coming on to her property. Chairman McCombie stated that the Village may be able to address those issues when the homes are built. Ms.

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- 1 Hughes stated if they do put in a check valve, there will be no where for the water
- 2 to go. Chairman McCombie stated that Cook County made the decision for the
- 3 height of the pipe in 2005. Ms. Hughes showed the Board pictures of the property.
- 4 Commissioner Fox asked if the property owners were notified by Cook County
- 5 when the decision was made concerning the pipes and drainage for the property?
- 6 Mr. Hank Demlow stated that originally there was no pipe to provide relief from their
- 7 property. Mr. Demlow stated that at the hearings held by South Barrington, Mr. Meese
- 8 agreed that they would put a pipe in to provide relief to the east of their subdivision.
- 9 Mr. Demlow further stated subsequent to that approval by South Barrington, there was no further contact with Ms. Hughes or himself relative to the specifications of the pipe.
- Mr. Demlow stated that the Nathan's Glen property was totally regraded prior to
- development and elevated their property several feet above the topography level of the
- property to the east. Mr. Fornek stated that there were detailed calculations for
- engineering and drainage that were reviewed and approved by Cook County.

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Ms. Wolf stated that the Board is here this evening to consider the request for rezoning of the property as is from A-1 to A-3 with requested variations. Chairman McCombie stated that the Board would also like to hear from residents affected by the development.

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Mr. John Anderson, who is the property owner south of Nathan's Glen stated that in 2003 he hired an engineer and attorney to work with Mr. Meese at the Cook County hearings to increase the size of the pond to drain the subdivision sufficiently. Mr. Anderson stated that the land behind his property was also built up by the petitioner and he has not had any problems thus far with the exception of a small portion to the west of his property which is being addressed by Mr. Meese. Mr. Anderson stated that Mr. Meese does build a very fine home which he has personally toured. Mr. Anderson had a question about lot eight and if a house will fit on that lot. Officer Moreland stated that they are currently reviewing a home for that lot and the lot will accommodate the home.

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Chairman McCombie asked Mr. Anderson if he remembered the land being raised at Nathan's Glen. Mr. Anderson stated he did not recall and he has been there for over 20 years.

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Mr. Hank Demlow stated that to his knowledge no additional dirt had been brought in, however he did get a call from his neighbors to the east the Olsen's they stated that the land height next to Route 62 was significantly higher than other portions of the property. Mr. Demlow stated that the fill was knocked down and that is where the dirt and fill came from that was utilized to change the entire level for that land exclusively. Mr. Demlow stated that at the South Barrington hearings there was a topography map showing the natural drainage from their property to the property to the west and where the drainage went.

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2	After discussion on the proposed variations, Chairr	man McCombie asked for a Motion		
3	from the Board to recommend to the Board of Trustees the request to change the zoning			
4	from A-1 to A-3 for the Nathan's Glen subdivision. Commissioner Gillis made a Motion.			
5	Commissioner White seconded. Roll call was taken. Commissioner Murarka - yes,			
6	Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes,			
7	Commissioner White - yes. By unanimous vote the Motion was passed.			
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9	Chairman McCombie asked for a Motion from the Board to recommend to the Board of			
10	Trustees approval of the variances identified on the Variance Exhibit and in the Legal			
11	Notice for the Nathan's Glen subdivision. Commissioner Fox made a Motion.			
12	Commissioner Murarka seconded. Roll call was taken. Commissioner Murarka - yes,			
13	Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes,			
14	Commissioner White - yes. By unanimous vote the Motion was passed.			
15	Chairman McCambia askad fan a Matian ta alasa tl	ha Dublia Haarina - Cammissianan Far		
16 17	Chairman McCombie asked for a Motion to close the Public Hearing. Commissioner Fox			
1 / 18	made a Motion. Commissioner Murarka seconded. By unanimous vote the Motion was			
10 19	passed.			
	OLD BUSINESS - None			
20	OLD BUSINESS - None			
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22	NEW BUSINESS - None			
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24	ADJOURNMENT			
25	Being no further business, Chairman McCombie asked for a Motion to adjourn the			
26	meeting. Commissioner Fox made a Motion. Commissioner Gillis seconded. By			
27	unanimous vote the Motion was passed and the mee	eting was adjourned at 8:35 p.m.		
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29		Respectfully Submitted,		
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32		Christine Latoria		
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34		Secretary		
35	The Minates and Adding			
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